

**MAPLETON CITY
CITY COUNCIL MINUTES
SEPTEMBER 7, 2016**

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg arrived at 7:11 pm
Mike Nelson
Jonathan Reid

Staff in Attendance: Cory Branch, City Administrator
Camille Brown, City Recorder
Sean Conroy, Community Development Director
John Jackson, Police Chief
Eric Johnson, City Attorney
Brad Roundy, Public Works Superintendent
Brent Seamons, Public Works Division Manager

Minutes Taken by: Camille Brown, City Recorder

The items may not have been heard in the order below.

Mayor Wall called the meeting to order at 7:10 p.m. Weston Gouldon gave the invocation and Jesse Everett led the Pledge of Allegiance.
Chad Bjarnson with Troop 1321 and Ammon Brown with Troop 557 reported that they are working on their citizenship in the community merit badge.

OPEN FORUM: No comments were made.

APPROVAL OF MINUTES:

Item 1. Approval of City Council Meeting Minutes August 17, 2016
Motion: Cl. Nelson moved to approve the meeting minutes for August 17, 2016.
Second: Cl. Farnworth seconded the motion.
Vote: Passed 4:0

ACTION ITEMS:

Item 2. Consideration of an Interlocal Agreement with Mountainland Association of Government to Participate in the Utah County CDBG Program.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. The first agreement was signed in 2010, and it was renewed every 3 years. All Utah County cities are part of this interlocal agreement. Staff is recommending approval.

Motion: Cl. Nelson moved to approve an Interlocal Agreement with Mountainland Association of Government to participate in the Utah County CDBG Program.

Second: Cl. Hansen seconded the motion.
Cl. Farnworth Aye

Cl. Nelson Aye
Cl. Reid Aye
Cl. Hansen Aye
Vote: Passed 4:0
Resolution No. 2016-46

Item 3. Consideration of a resolution authorizing the Mayor to sign an inter-local cooperation agreement between Mapleton City and the Utah County Major Crimes Task Force (UCMCTF).

John Jackson, Police Chief, reviewed the staff report for those in attendance. This is a renewal and the financial implication to the city would be an annual payment of \$2,900 through year 2026.

Motion: Cl. Nelson moved to adopt a resolution authorizing the Mayor to sign an inter-local cooperation agreement between Mapleton City and the Utah County Major Crimes Task Force (UCMCTF).

Second: Cl. Farnworth seconded the motion

Cl. Nelson Aye
Cl. Reid Aye
Cl. Hansen Aye
Cl. Farnworth Aye
Vote: Passed 4:0
Resolution No. 2016-47

Cl. Lundberg arrived at 7:11 pm.

Item 4. Consideration of a resolution authorizing the Public Works Director to purchase one new Tymco 500x High Dump Regenerative Air Sweeper (Broom) for the Public Works Department.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. He said that in April this item was brought to the wage and personnel committee and is part of the vehicle replacement program. The truck will be purchased from Intermountain Sweeper Company for \$266,350.00. The existing sweeper will be traded in for \$45,000 so the total cost of the new sweeper will be \$221,350.00 and the vehicle will last for 10 years.

Brad Roundy explained that he did contact the company and asked about a way to extend the life of the Vehicle. An extension would require a total refurbish of the vehicle at 8 years for \$85,000 to \$90,000. The company also explained that they offer free services every quarter to inspect the vehicle.

Cl. Hansen stated that he deals with these type of vehicles and they are his least favorite, as they break down a lot and they are expensive to run. He would like to see a goal set to rebuild the vehicle for \$80,000. Cl. Lundberg inquired if the existing sweeper is not working. Brad stated that it is, but is starting to nickel and dime the city.

Motion: Cl. Farnworth moved to approve a resolution authorizing the Public Works Director to purchase one new Tymco 500x High Dump Regenerative Air Sweeper (Broom) for the Public Works Department.

Second: Cl. Nelson seconded the motion.

Cl. Hansen Aye
Cl. Farnworth Aye
Cl. Lundberg Nay He would have liked to have seen the potential to refurbish the old sweeper and wait until it's not functional.

Cl. Nelson Aye
Cl. Reid Aye
Vote: Passed 4:1

PUBLIC HEARING ITEMS:

Item 5. Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.84.440.D related to freestanding or yard mounted residential solar energy devices.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. He stated that they have received over 50 solar permits this year. Currently the ordinance allows for roof mounted but not the ground mounts. Cl. Lundberg stated that he has questions on section b. The lot coverage would be 35 %, and this needs to be reevaluated to allow for and encourage those types of systems to be put in place.

Cl. Reid inquired if there is an inspection or is a permit just issued. Sean stated that with the permit, plans are submitted and there is one inspection to insure the electrical is done right.

The public hearing was opened at 7:40 pm.

Sydney Sperry with Sun Solar in Provo stated that he has been installing solar systems for 8 years and has installed 1100 systems throughout the United States. Currently they have 5 applications for ground mount systems. Ground mounted systems are a lot less than those on the house. On the ground you get the right angle, and they can be excavated down below ground level, and on some you don't even see them.

Therin Garrett, 1932 North 800 West stated that he sits on the Planning Commission and he voted against this when it came before them. There wasn't enough understanding of the aesthetics with it. He believes there needs to be more time spent on the ordinance.

Beth McMaster, 810 North 1200 East stated that she has an application for ground mounted solar with Sun Solar, they have a 1 acre lot and the ground mounts would clearly be far enough if they have it above the 6 feet.

Matt Workman, 1382 East Maple St., stated that as a builder you need to look at all the costs involved. By excavating this could cost the home owner a lot of extra money. He thinks you need to be sensitive to both sides of it.

Mr. Sperry said that if you go to 6 feet tall that is a problem in Utah, as you have to have room for the snow to sluff off.

The public hearing was closed at 7:55 pm.

Motion: Cl. Lundberg moved to approve the proposed ordinance amending Mapleton City Code (MCC) Section 18.84.44D related to freestanding or yard mounted residential solar energy devices with the following amendment: Eliminate "when a roof mounted device is not appropriate for reasons of efficiency or aesthetics" from the first sentence of sub section D, and amend subsection C3 to read "In no case shall the solar energy device be closer than three feet (3') from the end of the gable for purposes of fire access."

Second: Cl. Farnworth seconded the motion.

Cl. Reid Nay He is opposed to this all together.

Cl. Hansen Nay He does not like the looks for ground mounts and the aesthetics of this is not pleasing, and he is not prepared to give a vote on this.

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Nelson Nay

Vote: Failed 3:2

Sean stated that if you limit to 6 feet in height the screening has to be in place before. Cl. Hansen is opposed to this all together. Cl. Farnworth would rather see in them in yards than on the roofs. Cl. Reid would like to see further modifications.

Motion: Cl. Lundberg moved to approve an ordinance amending Mapleton City Code (MCC) Section 18.84.440.D related to freestanding or yard mounted residential solar energy devices and include all amendments in the previous motion, in addition to reducing the maximum height of a free standing device to six feet above the existing grade and requiring any screening to be in place prior to final inspection.

Second: Cl. Nelson seconded the motion.

Farnworth Aye

Lundberg Aye

Nelson Aye

Hansen Nay

Reid Nay

Vote: Passed 3:2

Ordinance No. 2016-05

Item 6. Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.84.240 related to the keeping of animals on lots without animal rights (chickens) and Section 18.08.035 related to the definition of an animal unit.

Sean Conroy, Community Development Director reviewed the staff report for those in attendance.

The public hearing opened at 8:25 pm.

Therin Garrett stated that he moved to Mapleton because of the rural feel. He grew up on a farm and he was surprised when he moved here that you could not have chickens.

The public hearing was closed at 8:30 pm.

Motion: Cl. Farnworth moved to approve an ordinance amending Mapleton City Code (MCC) Section 18.84.240 related to the keeping of animals on lots without animal rights (chickens) and Section 18.08.035 related to the definition of an animal unit with the removal of the second sentence in 3F.

Second: Cl. Reid seconded the motion.

Cl. Lundberg Nay

Cl. Nelson Nay

Cl. Hansen Aye

Cl. Reid Aye

Cl. Farnworth Aye

Vote: Passed 3:2

Ordinance No. 2016-06

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Sean Conroy reported that there are 60 building permits, with about 9 waiting to be approved so far this year.

John Jackson stated that he is bringing on Nichi Hunt part time to manage the city's Emergency Preparedness. He introduced Nichi and she said she is excited to do this. She went to New Zealand to study emergency preparedness and it ignited her passion to get the city prepared.

John then introduced Therin Garrett, CERT Director, he stated that over the last 9 months he has gotten more people interested and almost has enough to start a CERT training. Mayor Wall indicated that in the past a mock disaster was held with the stakes and wards and it showed how everyone worked together. He also reported that 2 deer have been harvested with the Urban Deer program and his officers have responded to a lot of incidents the past few weeks.

Cory Branch thanked the staff for all their hard work. There has been a lot of changes in the Public Works Department and he thanked Brad and Brent for their extra work that has been put forth. He is excited for the future of that department.

Motion: Cl. Nelson moved to adjourn the meeting.

Second: Cl. Farnworth seconded the motion.

Vote: Passed unanimously at 9:00 pm.

CLOSED MEETING:

Motion: Cl. Nelson moved to adjourn the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing pending or potential litigation and the purchase, exchange, or lease of real property at 9:00 pm.

Second: Cl. Farnworth seconded the motion

Vote: Passed unanimously

APPROVED: **October 5, 2016**

Camille Brown, City Recorder